



TOWN OF NEW WINDSOR

ZONING BOARD OF APPEALS

Regular Session

Date: DECEMBER 13, 2010

AGENDA

7:30 p.m. – Roll Call

Motion to accept minutes of November 8, 2010 meetings as written.

PRELIMINARY MEETINGS:

1. **SHARON WALSH (10-32)** – Request for a 12 x 24 shed that will project closer to the road than the principal building located at 1 Stone Arch Manor in an R-1 Zone. **(55-1-19.212)**

PUBLIC HEARINGS:

1. **LOUIS LUPINACCI (10-26)** – Request for a variance for an existing lot that does not meet minimum lot width of 175ft. A variance of 27.5ft is requested at 315 Lake Road in an R-1 Zone **(57-1-98.1)**
2. **PETER PETRILLO (10-29)** – Request for a variance to replace front porch which is 7x10ft. Required front yard dept is 45ft. A variance of 7.5ft is requested at 231 Margo Street in an R-4 Zone. **(24-8-5)**
3. **DANIEL ESPINOZA (10-28)**- Request for a variance for a side and rear yard set-back of 5' each. For a proposed 24ft swimming pool located at 3009 Molly Pitcher Drive in an R-3 Zone. **(76-4-6)**
4. **JAMES HOLLENBECK (10-30)** – request for a variance of a proposed 24 x 26ft. detached garage that will be two feet from the property line. A variance of 8 feet is requested at 12 Woodlawn Avenue in an R-4 Zone. **(21-3-15)**
5. **MICHAEL GEMEI (10-31)** – Request for an existing deck with attached three season room which does not meet minimum rear yard set-back of 50ft. A variance of 23ft is requested at 58 Silver Spring Road in an R-4 Zone. **(20-1-16)**

FORMAL DECISIONS

LEE BENTON 10-22

DOUGLAS & DIANE BROWN 10-23

JEFFERY SCHITZLER JR. 10-24

DUNKIN DONUTS 10-25

(NEXT MEETING – JANUARY 10, 2011)